

A DECLARATORY RESOLUTION designating
an "Economic Revitalization Area"
under I.C. 6-1.1-12.1 for property
commonly known as 3605 Independence
Drive, Fort Wayne, Indiana 46808
(Striker Corporation Peg-Perego USA,
Inc.)

WHEREAS, Petitioner has duly filed its petition dated
April 10, 1990 to have the following described property designated
and declared an "Economic Revitalization Area" under Division 6,
Article II, Chapter 2 of the Municipal Code of the City of Fort
Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Part of Lot Numbered 54 in Centennial
Industrial Park, Section VIII, as recorded in
the plat thereof in the Office of the Recorder
of Allen County, Indiana, more particularly
described as follows: Beginning at a point on
the North line of Lot Numbered 54 in
Centennial Industrial Park, Section VIII, as
recorded in the plat thereof in the Office of
the Recorder of Allen County, Indiana, said
point being 519.0 feet East of the Northwest
corner of said Lot #54; thence East along the
North line of said Lot #54, a distance of
465.0 feet to a point in the centerline of
Lowther-Newhaus Drain #6, said point also
being the Northeast corner of said Lot #54;
thence Southeasterly with a deflection angle
to the right 82 degrees 10 minutes 50 second,
along the centerline of said drain, and the
Easterly line of said Lot #54, a distance of
105.4 feet, thence Southwesterly with a
deflection angle to the right of 36 degrees 47
minutes 50 seconds, along the centerline of
said drain, and the Easterly line of said Lot
#54, a distance of 131.75 feet; thence
Southwesterly with a deflection angle to the
left 03 degrees 59 minutes along the
centerline of said drain, and the Easterly
line of said Lot #54, a distance of 121.45
feet; thence Southwesterly with a deflection
angle to the right of 15 degrees 38 minutes 30
seconds, along the centerline of said drain,
and the Easterly line of said lot #54, a
distance of 86.6 feet; thence South with a
deflection angle to the left of 39 degrees 46
minutes 10 seconds, along the centerline of
said drain, and the Easterly line of said Lot
#54, a distance of 99.5 feet to a point on the
South line of said Lot #54; thence West with
a deflection angle to the right of 89 degrees
08 minutes along the South line of said Lot
#54, a distance of 306.3 feet; thence North
with a deflection angle to the right of 90
degrees 00 minutes, a distance of 494.96 feet
to the point of beginning, containing 4.51
acres, subject to easements.

1 said property more commonly known as 3605 Independence Drive, Fort
2 Wayne, Indiana 46808.

3 WHEREAS, said project will create 75 additional permanent
4 jobs for a total additional annual payroll of \$1,170,000.00, with
5 the average new annual job salary being \$15,600.00; and

6 WHEREAS, the total estimated project cost is
7 \$1,285,500.00; and

8 WHEREAS, it appears that said petition should be
9 processed to final determination in accordance with the provisions
10 of said Division 6.

11 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
12 THE CITY OF FORT WAYNE, INDIANA:

13 SECTION 1. That, subject to the requirements of Section
14 6, below, the property hereinabove described is hereby designated
15 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
16 12.1. Said designation shall begin upon the effective date of the
17 Confirming Resolution referred to in Section 6 of this Resolution
18 and shall continue for one (1) year thereafter. Said designation
19 shall terminate at the end of that one-year period.

20 SECTION 2. That upon adoption of the Resolution:

- 21 (a) Said Resolution shall be filed with the Allen County
22 Assessor;
- 23 (b) Said Resolution shall be referred to the Committee on
24 Finance and shall also be referred to the Department of
25 Economic Development Requesting a recommendation from
26 said department concerning the advisability of
27 designating the above designated area an "Economic
28 Revitalization Area";
- 29 (c) Common Council shall publish notice in accordance with
30 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
31 substance of this Resolution and setting this designation
32 as an "Economic Revitalization Area" for public hearing;

1 (d) If this Resolution involves an area that has already
2 been designated an allocation area under I.C. 36-7-
3 14-39, then the Resolution shall be referred to the
4 Fort Wayne Redevelopment Commission and said
5 designation as an "Economic Revitalization Area"
6 shall not be finally approved unless said Commission
7 adopts a resolution approving the petition.

8 SECTION 3. That, said designation of the hereinabove
9 described property as an "Economic Revitalization Area" shall apply
10 to both a deduction of the assessed value of real estate.

11 SECTION 4. That the estimate of the number of
12 individuals that will be employed or whose employment will be
13 retained and the estimate of the annual salaries of those
14 individuals and the estimate of the value of the redevelopment or
15 rehabilitation, all contained in Petitioner's Statement of
16 Benefits, are reasonable and are benefits that can be reasonably
17 expected to result from the proposed described redevelopment or
18 rehabilitation.

19 SECTION 5. The current year approximate tax rates for
20 taxing units within the City would be:

21 (a) If the proposed development does not occur, the
22 approximate current year tax rates for this site
23 would be \$11.4948/\$100.

24 (b) If the proposed development does occur and no
25 deduction is granted, the approximate current year
26 tax rate for the site would be \$11.4948/\$100 (the
27 change would be negligible).

28 (c) If the proposed development occurs, and a deduction
29 percentage of fifty percent (50%) is assumed, the
30 approximate current year tax rate for the site would
31 be \$11.4948/\$100 (the change would be negligible).
32

1 SECTION 6. That this Resolution shall be subject to
2 being confirmed, modified and confirmed or rescinded after public
3 hearing and receipt by Common Council of the above described
4 recommendations and resolution, if applicable.


5 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
6 determined that the deduction from the assessed value of the real
7 property shall be for a period of ten (10) years.

8 SECTION 8. The benefits described in the Petitioner's
9 statement of benefits can be reasonably expected to result from
10 the project and are sufficient to justify the applicable
11 deductions.

12 SECTION 9. That this Resolution shall be in full force
13 and effect from and after its passage and any and all necessary
14 approval by the Mayor.

15
16 
17 Councilmember

18 APPROVED AS TO FORM
19 AND LEGALITY

20 
21 J. Timothy McCaulay City Attorney
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Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry, seconded by Gilman, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 4-24-90

Natasha Eschaff
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. 9-22-90 on the 24th day of April, 1990,

ATTEST

SEAL

Natasha Eschaff
SANDRA E. KENNEDY, CITY CLERK

Charles S. Reed
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of April, 1990, at the hour of 11:30 o'clock 7 M., E.S.T.

Natasha Eschaff
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26th day of April, 1990, at the hour of 6:50 o'clock 9 P M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions		Total Tax Rates
1. Current total tax rate.		\$ 10.4948
2. Approximate tax rate if project occurs and no deduction is granted.		\$ 11.4948
3. Approximate tax rate if project occurs and a deduction is assumed.		\$ 11.4948

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☒ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☐ Yes ☐ No
 - 3) No limitations on type of deduction (check if no limitations) ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title	Date of Signature
Tested By:	Designated Body

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

C& ED

COMMUNITY & ECONOMIC DEVELOPMENT

MEMORANDUM

TO: City Council Members

FROM: Rod McPherson, Business Development Specialist *RM*

DATE: April 17, 1990

RE: Tax Abatement by Striker Corporation - Peg-Perego USA, Inc.

Background:

Peg-Perego is an Italian based firm that has been in Fort Wayne approximately ten (10) years. At the present facility Peg-Perego currently manufactures children's products (i.e. strollers, high chairs, and walkers). At the proposed new site Peg-Perego will manufacture battery operated riding toys for children. Pines of America was originally the toy manufacturer for Peg-Perego up until 1985 when Pines was purchased by Power Wheels. Peg-Perego received tax abatement in 1987 and 1988 with respect to real property and personal property for a total project cost of \$2,800,000. Striker Corporation Peg-Perego USA, Inc. is also applying for an Economic Development Bond in an amount not to exceed \$1,030,000.

Reviewing Alternatives:

Approval of Striker Corporation Peg-Perego USA, Inc. tax abatement will allow for the creation of 75 new jobs for Fort Wayne residents.

Recommendation:

The staff recommendation is that Striker Corporation Peg-Perego be granted tax abatement for ten (10) years on improvements to real estate.

RM:jb:jb

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Striker Corporation Peg-Perego USA, Inc.
 Site Location: 3605 Independence Drive
Fort Wayne, Indiana 46808
 Councilmanic District: 3rd Existing Zoning: M-1
 Nature of Business: Assembly of children's battery powered riding toys.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Striker Corporation will construct a 60,000 sq. ft. building for lease to Pe-Perego USA, Inc. Peg-Perego will in turn manufacture and assemble battery powered riding toys at the facility.

Type of Tax Abatement: Real Property X Manufacturing Equipment
 Estimated Project Cost: \$ 1,285,500 Permanent Jobs Created: 75

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes X No
2. Designation should be limited to a term of 1 year(s).
3. The period of deduction should be limited to 10 year(s).

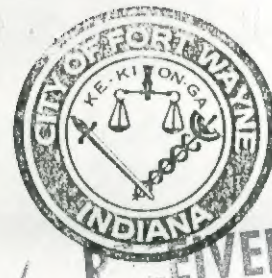
Real Property
Tax Abatement

COMMENTS:

Staff Rod W. Huron
 Date 4-17-90

Director
 Date

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS



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APR 10 1990

ECONOMIC DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

- ☒ Real Estate Improvements
☐ Personal Property (New Manufacturing Equipment)
☐ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Striker Corp.

Address of Applicant's Principal Place of Business:

803 S. Calhoun
Paine Webber Bldg., 7th Floor
Ft. Wayne, IN 46802

Phone Number of Applicant: (219) 424-3800 (Jim Streit-Attorney)

Street Address of Property Seeking Designation:

3605 Independence Dr.
Ft. Wayne, IN 46808

S.I.C. Code of Principal User of Property: _____

B. PROJECT SUMMARY INFORMATION

Is the project site solely within the city limits
of the City of Fort Wayne?

YES NO
X _____

Is the project site within the flood plain?

_____ X

Is the project site within the rivergreenway area?

_____ X

Is the project site within a Redevelopment Area?

X _____

Is the project site within a platted industrial
park?

X _____

Is the project site within the designated downtown
area?

_____ X

Is the project site within the Urban Enterprise Zone?

_____ X

Will the project have ready access to City Water
and Sewer?

X _____

If not, will this project require public improvements? X

Does your company plan to request State or local assistance to finance these public improvements? X

Is any adverse environmental impact anticipated by reason of operation of the proposed project? _____ X

What is the existing zoning classification on the project site?
M-1

What zoning classification does the project require? M-1

Striker Corp. will construct a 60,000 square foot bldg. for lease to Peg-Perego

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

none

Land 75,000 (Approx. 4 Acres)

Improvements N/A

Total 75,000

What was the amount of Total Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of the proposed improvements to be made to the real estate.

One 60,000 Square foot building constructed of steel framework, concrete floors and pre-cast concrete outer walls.

Cost of improvements: \$ 1,285,500

Development time frame:

When will physical aspects of improvements begin? Approx. 4/30/90

When is completion expected? Approx. 9/15/90

What is the anticipated first year tax savings attributable to real estate improvement?

1. Projected Cost of Real Estate Improvements \$ 1,285,000
2. One-third (1/3) of Projected Costs \$ 428,333
3. Tax Rate in project township \$ 9.0449 (1989)
4. Anticipated First Year Tax Savings With Abatement (Line 3 multiplied by Line 2 divided by 100) \$ 38,742

5. Explain how your company plans to use these tax savings.

To reduce the effective costs of construction of improvements on real estate.

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: N/A

What was the amount of Personal Property Taxes owed during the immediate past year? N/A for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

N/A

Cost of new manufacturing equipment: \$ N/A

Development Time Frame:

When will installation begin of new manufacturing equipment?

N/A

When is installation expected to be completed? N/A

What is the anticipated first year tax savings attributable to new manufacturing equipment?

1. Projected Cost of New Manufacturing Equipment \$
2. One-third (1/3) of Projected Cost \$
3. Less: the assessed value of equipment being replaced \$
4. Net value of new manufacturing equipment (Line 2 minus Line 3) \$
5. Tax Rate in project township \$
6. Anticipated First Year Tax Savings With Abatement (Line 5 multiplied by Line 4 divided by 100) \$

Explain how your company plans to use these tax savings.

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 1

How many permanent jobs will be created as a result of this project? 75 (Employed by Peg-Perego U.S.A., Inc.)

Anticipated time frame for reaching employment level stated above.

3 years

Current annual payroll: \$ 1,404,200 (Peg-Perego U.S.A., Inc.)

New additional annual payroll: \$ 1,170,000 (Peg-Perego U.S.A., Inc. - 3 yrs.)

What is the nature of the jobs to be created?

Primarily assembly laborers with 2-3 positions for supervision.

Please provide the annual salary range for the jobs being created.

Minimum \$5.25/hr. Median \$7.50/hr. Maximum \$9.50/hr.

Please check if these newly-created jobs provide any of the listed benefits.

<u>X</u>	Pension Plan
<u> </u>	Tuition Reimbursement
<u>X</u>	Major Medical Plan
<u>X</u>	Life Insurance
<u>X</u>	Disability Insurance

List any benefits not mentioned above.

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u> </u>	JobWorks
<u> </u>	Urban League
<u> </u>	Benito Juarez Center
<u> </u>	Township of Wayne
<u> </u>	Catholic Charities of Fort Wayne - South Bend Diocese
<u> </u>	Community Action of Northeast Indiana, Inc.
<u> </u>	State of Indiana, Department of Public Welfare
<u> </u>	Fort Wayne Rescue Mission
<u> </u>	Lutheran Social Services, Inc.
<u> </u>	Fort Wayne Urban League, Inc.
<u> </u>	Fort Wayne Women's Bureau
<u> </u>	State of Indiana, Employment Security Division
<u> </u>	State of Indiana, Vocational Rehabilitation Services
<u> </u>	Anthony Wayne Services
<u> </u>	Indiana Department of Commerce
<u> </u>	Indiana Institute of Technology
<u> </u>	Indiana Purdue University at Fort Wayne
<u> </u>	Ivy Tech

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

In what Township is the project site located? Washington Township

In what Taxing District is the project site located? 80

G. CONTACT PERSON

Name and address of contact person for further information if required:

Jim Streit, Attorney - Gallucci, Hopkins & Theisen, P.C., 803 S. Calhoun,

Paine Webber Bldg., Ft. Wayne, IN 46802

Phone number of contact person: (219) 424-3800

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.


Signature of Applicant

4-6-90
Date

EXHIBITS

The following exhibits must be attached to the application for it to be considered complete.

1. Legal description of property.
2. Check for application fee (see table below) to be made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 750
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).



STATEMENT OF BENEFITS

State Form 27167 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

STATE BOARD OF TAX COMMISSIONERS

RECEIVED

APR 10 1990

ECONOMIC DEVELOPMENT

Name of Designating Body	County
	Allen
Name of Taxpayer	
Striker Corp.	
Address of Taxpayer (Street, city, county)	ZIP Code
803 South Calhoun, Paine Webber Bldg., 7th Flr., Ft. Wayne, IN	46802

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above	Taxing District
3605 Independence Dr., Ft. Wayne, IN 46808	
Cost and description of real property improvements and / or new manufacturing equipment to be acquired:	
60,000 Square foot building to be leased to Peg-Perego U.S.A., Inc. Approximately \$1,285,500	
(Attach additional sheets if needed)	Estimated Starting Date
	4/30/90
	Estimate Completion Date
	9/15/90

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
60	1,404,200	60	1,404,200	25/75 (3 years)	\$364M/\$1,170M

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	---		N/A	
Plus estimated values of proposed project	1,285,500		N/A	
Less: Values of any property being replaced	---		N/A	
Net estimated values upon completion of project	1,285,500		N/A	

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.	Signature of Authorized Representative
Title	Date of Signature
President	4/6/90
	Telephone Number
	219-745-4428

A detailed survey map of Lot #54, which is 4.51 acres and measures 494.96' by 306.3'. The map shows the lot's location relative to Independence Dr. to the north and Hillegas Road to the west. Key features include a 100' drainage easement on the east side, a 15' easement on the north side, and a 20' easement on the south side. The map also shows the lot's boundaries with bearings and distances, and the location of the NW and NE corners of Lot #54.

LOT #54
4.51 Ac.

INDEPENDENCE DR.

HILLEGAS ROAD

NW. COR. LOT #54

NE. COR. LOT #54

100' DRAINAGE EASEMENT

15' ESMT.

20' ESMT.

50' BL.

569'

519.0'

50'

465.0'

494.96'

306.3'

99.5'

86.6'

121.95'

131.75'

105.4'

82°10'50"

36°47'50"

39°46'10"

15°38'30"

90°00'

89°08'

60' R/W

60°

3°03'59"

LOWTHER NEWHAUS DRAIN #6

E. LINE LOT #54

S. LINE LOT #54

N. LINE LOT #54

CERTIFICATE OF SURVEY

OFFICE OF:

DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: **Part of Lot Numbered 54 in Centennial Industrial Park, Section VIII, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:**

Beginning at a point on the North line of Lot Numbered 54 in Centennial Industrial Park, Section VIII, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, said point being 519.0 feet East of the Northwest corner of said Lot #54; thence East along the North line of said Lot #54, a distance of 465.0 feet to a point in the centerline of Lowther-Newhaus Drain #6, said point also being the Northeast corner of said Lot #54; thence Southeasterly with a deflection angle to the right of 82 degrees 10 minutes 50 seconds, along the centerline of said drain, and the Easterly line of said Lot #54, a distance of 105.4 feet; thence Southwesterly with a deflection angle to the right of 36 degrees 47 minutes 50 seconds, along the centerline of said drain, and the Easterly line of said Lot #54, a distance of 131.75 feet; thence Southwesterly with a deflection angle to the left of 03 degrees 59 minutes along the centerline of said drain, and the Easterly line of said Lot #54, a distance of 121.45 feet; thence Southwesterly with a deflection angle to the right of 15 degrees 38 minutes 30 seconds, along the centerline of said drain, and the Easterly line of said Lot #54, a distance of 86.6 feet; thence South with a deflection angle to the left of 39 degrees 46 minutes 10 seconds, along the centerline of said drain, and the Easterly line of said Lot #54, a distance of 99.5 feet to a point on the South line of said Lot #54; thence West with a deflection angle to the right of 89 degrees 08 minutes along the South line of said Lot #54, a distance of 306.3 feet; thence North with a deflection angle to the right of 90 degrees 00 minutes, a distance of 494.96 feet to the point of beginning, containing 4.51 acres, subject to easements.

SHT. #2 OF 2

JOB FOR: PEREGO U.S.A.

4-7-90



DIGEST SHEET

TITLE OF ORDINANCE DECLARATORY RESOLUTION

9-90-04-18

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE An application for declaratory resolution by Striker Corporation Peg-Perego USA, Inc. with respect to real property tax abatement. Striker Corporation will construct a 60,000 square foot building for lease to Peg-Perego USA, Inc. Peg-Perego will manufacture and assemble battery powered riding toys for children.

EFFECT OF PASSAGE Will allow for the creation on 75 new jobs which will be made available for Fort Wayne residents.

EFFECT OF NON-PASSAGE opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Tom Henry

BILL NO. R-90-04-18

REPORT OF THE COMMITTEE ON FINANCE

THOMAS C. HENRY, CHAIRMAN
DONALD J. SCHMIDT, VICE CHAIRMAN
BRADBURY, BURNS, GiaQUINTA

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 3605 Independence Drive, Fort Wayne, Indiana 46808
(Striker Corporation Peg-Perego USA, Inc.)

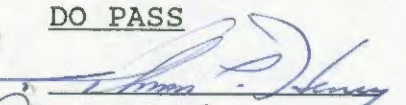
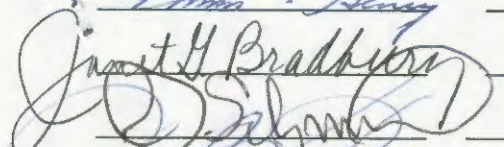
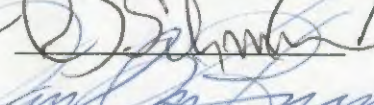

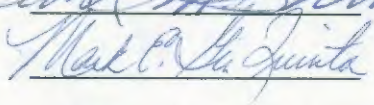
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

DATED: 4-24-90.

Sandra E. Kennedy
City Clerk